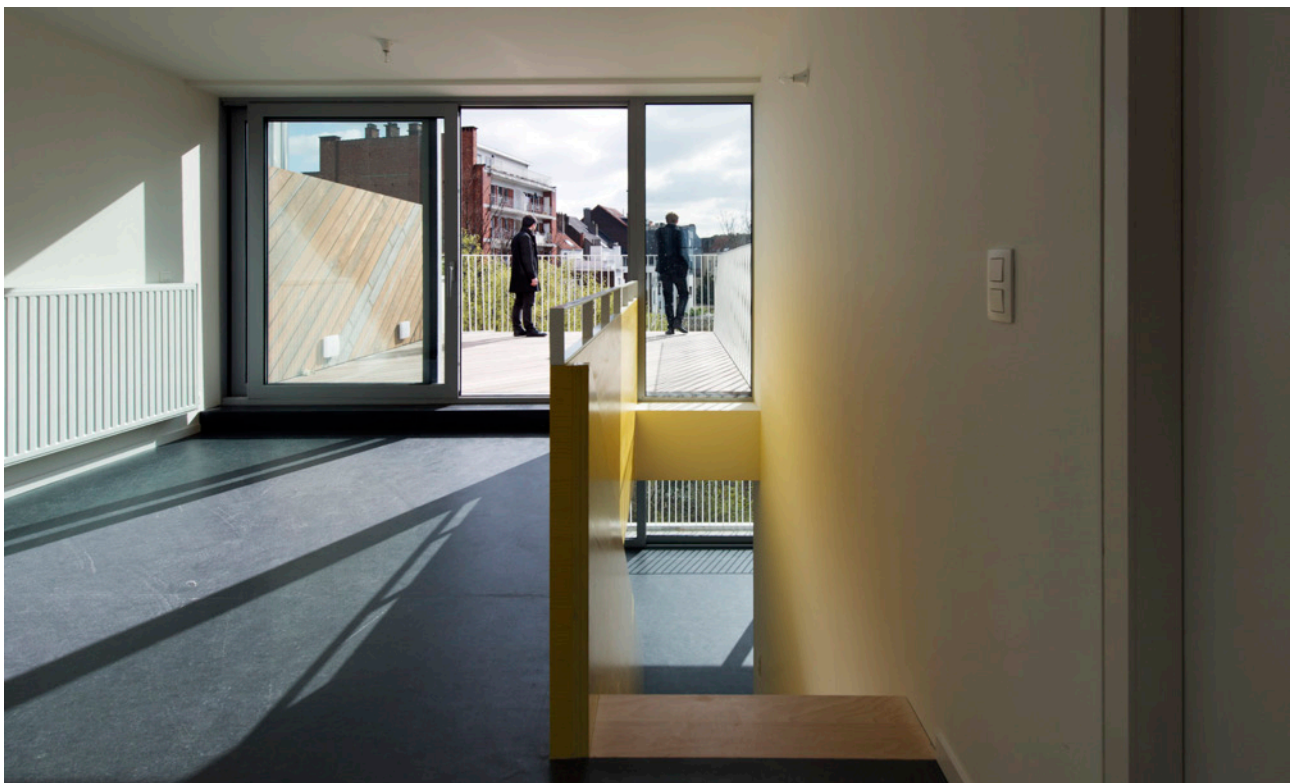
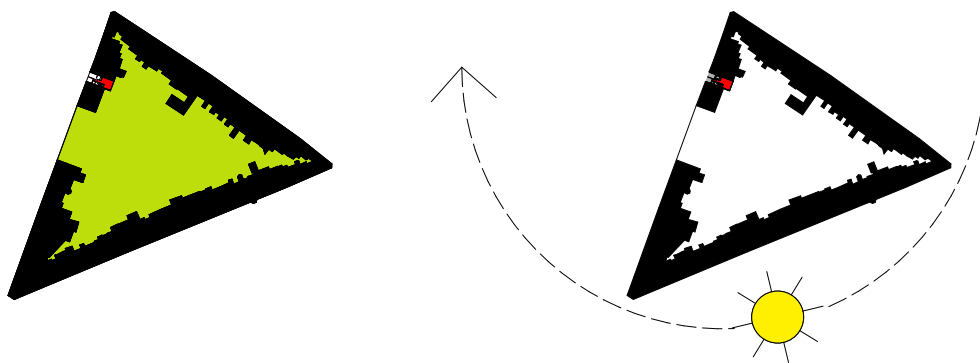


1113 ELISABETH

Construction of a condominium of 5 dwellings in Brussels

<i>Client</i>	<i>Renovas</i>
<i>Budget</i>	<i>1.149.949,54 € excl VAT</i>
<i>Planning</i>	<i>completed in 2015</i>
<i>Team</i>	<i>AgwA (architecture)</i> <i>JZH (stability & special techniques)</i>
<i>Phase</i>	<i>finished</i>





In the context of “Navez Portails” area revalorization, Schaerbeek Commune invested in few constrained plots in order to create housing.

Princesse Elisabeth’s plot is peculiar because of the narrow dimensions, shallow depth and high neighbours. Behind the static brick walls and in the heart of this dense city block, a park offers large spaces and makes the back of the plot more attractive: calm, greenery, a relief from the busy city life. In order to take advantage of this situation, all the living spaces are oriented in the park direction. This orientation also happens to be in favour of the sunlight exposure of the building.

Given the limited width of the parcel and the footprint of the staircase, we propose to alternate simplexes and duplexes. This allows a mix of different dwelling sizes, as well as a fitting adaptation to the site particularities. The duplexes dispose of bedrooms on both levels, making them suitable for intergenerational housing. The street level is occupied by an office for a neighbourhood social organisation.

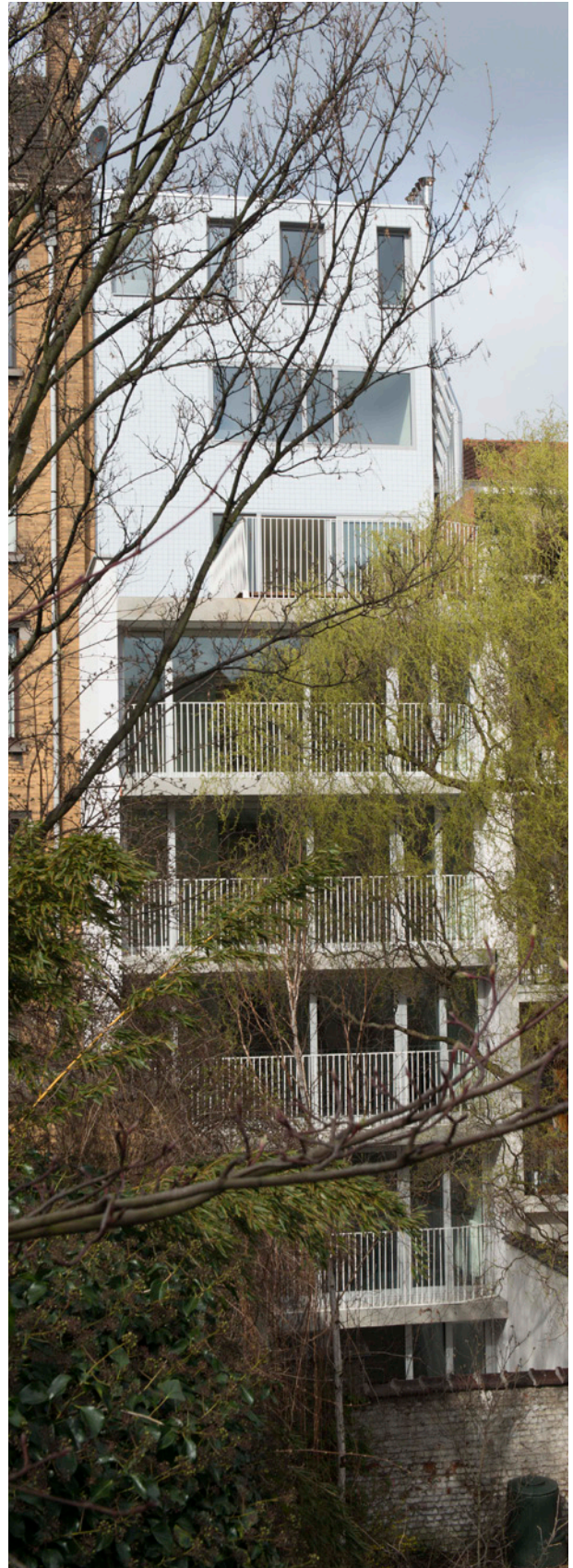
The two facades contrast with each other. On the street, the windows stay narrow and similar to the neighbourhood ones in order to guarantee an efficient insulation and integrate the street pattern. On the contrary, the back facade is designed with large windows, giving the impression of walking in the park from the living room.

The facade is realised with insulated tiles work. This technique helps to realise a high thermal insulation and maintain the facade as thin as possible.

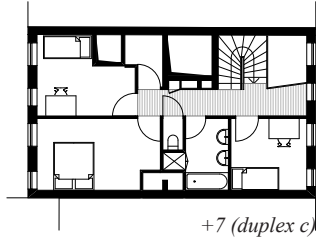
With its high energetic and thermal insulation performance, a good air tightness and a mechanical ventilation with heat recuperation, the construction is efficient enough to be passive.



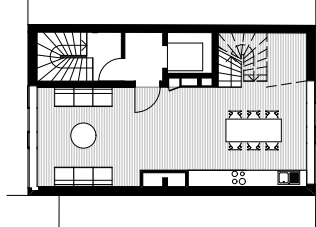
street elevation



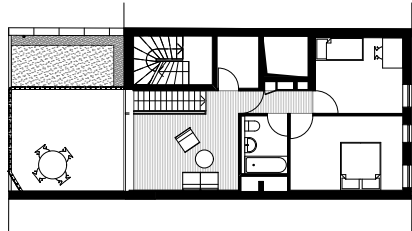
garden elevation



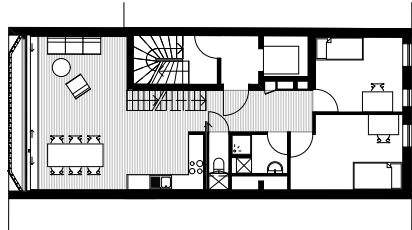
+7 (duplex c)



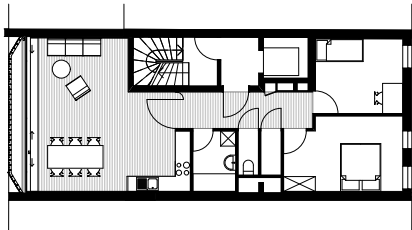
+6 (duplex c)



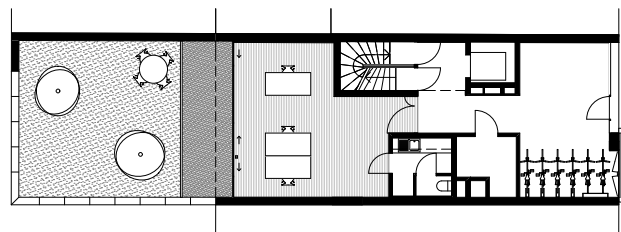
+5 (duplex b)



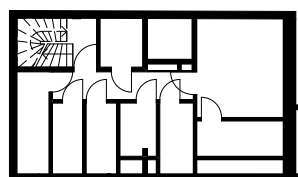
+4 (duplex b)



+1, +2, +3 (simplex)

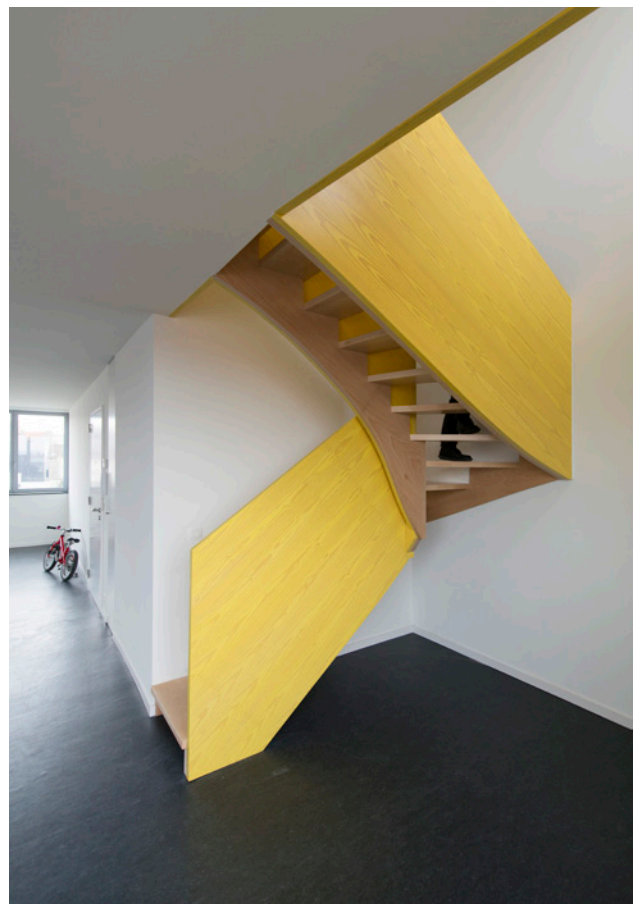


ground floor



cellar









interior duplex c



interior simplex